



11 Columbine Road, Ely, CB6 3WL

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Presented to an exceptional standard throughout, this superb three-bedroom townhouse offers stylish and spacious accommodation arranged over three floors, making it an ideal home for families, professionals and commuters alike.

The property welcomes you into a bright and inviting entrance hall with a large fitted storage cupboard/pantry and a convenient ground floor cloakroom. The well-appointed oak shaker-style kitchen is fitted with a range of integrated appliances including a double electric oven, five-burner gas hob, fridge/freezer and washing machine.

To the rear of the property, the generous sitting room provides an excellent living space with a useful under-stairs storage cupboard and opens seamlessly into a delightful conservatory, currently utilised as a dining area. Flooded with natural light, the conservatory overlooks the attractive, low-maintenance enclosed rear garden, creating the perfect space for entertaining or relaxing throughout the year.

The first floor offers two well-proportioned bedrooms, including a spacious double bedroom with fitted wardrobes and a further bedroom benefiting from additional built-in storage. These are served by a contemporary family bathroom fitted with a shower over the bath.

Occupying the entire second floor is the impressive principal suite, featuring a generous double bedroom, a substantial walk-in dressing area with fitted wardrobes and a beautifully appointed en-suite shower room, providing a luxurious and private retreat.

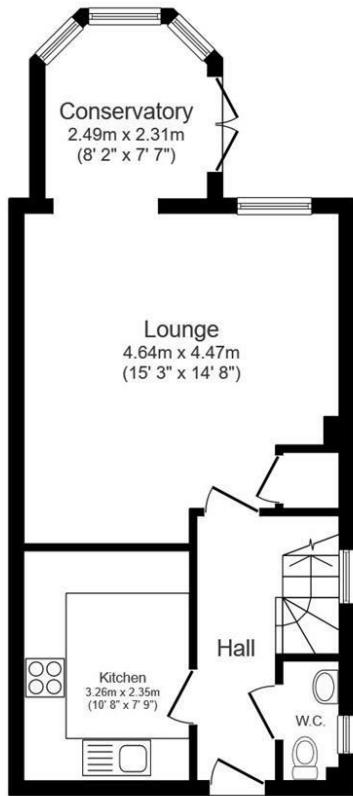
Externally, the property enjoys an attractive enclosed rear garden designed for low-maintenance living and a garage situated to the rear of the property, away from the road, offering secure parking and additional storage. Further benefits include UPVC double glazing and gas central heating throughout.

Features

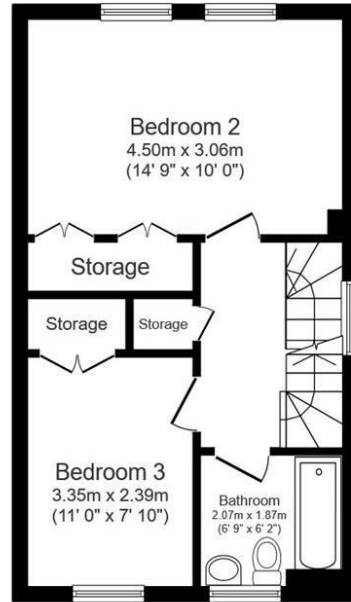
- Immaculately presented throughout
- Three-bedroom townhouse arranged over three floors
- Spacious sitting room opening into a conservatory
- Oak shaker-style fitted kitchen with integrated appliances
- Ground floor cloakroom/WC
- Sitting room with large under stairs cupboard
- Principal suite with walk-in dressing area and en-suite shower room
- Garage located to the rear of the property
- Walking distance to Ely city centre
- Excellent schools and commuter links nearby



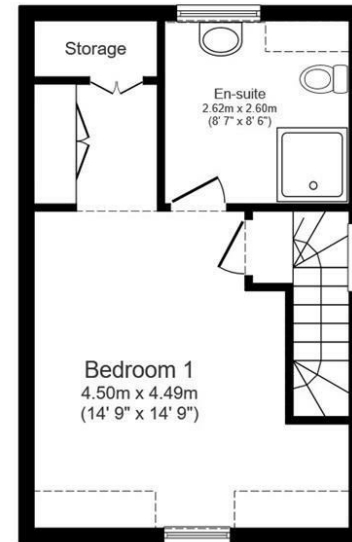




Ground Floor



First Floor



Second Floor

Total floor area: 110.0 sq.m. (1,184 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

TENURE
Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(12 plus) A			(12 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	
		85	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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